



HISTORIC LANDMARKS COMMISSION

SYNOPSIS

MAY 10, 2002

3:30 to 5:30 P.M.

**SAN JOSE REDEVELOPMENT AGENCY
11TH FLOOR, BOARD ROOM**

50 WEST SAN FERNANDO

COMMISSION MEMBERS

**MARTI WACHTEL, CHAIR
PATRICIA DUNNING, VICE CHAIR**

**GLORIA SCIARA
MICHAEL YOUMANS
STEPHEN POLCYN**

**AVELINO LEGASPI
SANDRA PAIM**

**STEPHEN M. HAASE, AICP, DIRECTOR,
PLANNING, BUILDING AND CODE ENFORCEMENT**

NOTICE TO THE PUBLIC

Good afternoon, my name is Marti Wachtel, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the May 10, 2002, meeting of the Historic Landmarks Commission.

- A. To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, please call either (408) 277-4576 or (408) 998-5299 (TTY) at least two business days before the meeting.
 - B. When addressing the Commission, please approach the Commission, identify yourself and state your address for our records. After you have finished speaking, please write your name and address on the speaker's list at the end of the table.
 - C. The procedure for referrals is as follows:
 - Anyone wishing to speak on a referral will be limited to one minute.
 - Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
 - The Historic Landmarks Commission will comment on the referral item.
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An agenda and a copy of the staff report has been placed on the end of the table for your convenience.

AGENDA
ORDER OF BUSINESS

1. ROLL CALL

Commissioners Wachtel, Dunning, Polcyn, Paim and Youmanns present.

2. REFERRALS TO THE COMMISSION

- a. PDCSH 01-03-038. Planned Development Rezoning to allow demolition of existing buildings and construction of up to 245 multi-family attached residential units and an approximately 0.61-acre park on the westerly side of Stockton Avenue between Cinnabar Street and Lenzen Avenue.

Courtney Damkroger summarized the Staff Report. The applicant, Seven Hills Property, chose not to speak.

Patricia Curia, President of the Preservation Action Council of San Jose stated that the organization opposes the proposed project. Ms. Curia stated that PAC SJ does not believe the 1998 City Council Policy on the Preservation of Historic Landmarks was followed. She stated that the historic buildings on site are significant and there are creative ways to provide housing while preserving the buildings. She cited the Del Monte project. Ms. Curia also stated that the application does not recognize the career of Ralph Rambo.

Paul D. Carey stated that he is not opposed to development, would like the area to be vibrant, but believes there are opportunities to reuse the historic buildings. Mr. Carey cited the reuse of historic buildings for housing in Atlanta, Georgia.

Commissioners Wachtel and Dunning voiced their concerns about the lack of consideration given to reuse. Commissioner Dunning moved that the Historic Landmarks Commission recommend that the requested Planned Development Rezoning not be approved at this time because of concerns regarding the demolition of historic structures. The Commission agrees that the site should or could be used for affordable housing, but believes that the applicant has not yet made a serious attempt to reuse the existing buildings for the same purposes. It is recommended that the applicant use a qualified preservation architect to explore opportunities for adaptive reuse before this proposal is approved. Commissioner Polcyn seconded the motion. The motion passed 5-0-2 (Commissioners Sciara and Legaspi absent).

3. GENERAL BUSINESS

- a. Discussion regarding Cinnabar Commons Draft EIR

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The Historic Landmarks Commission discussion on the DEIR is summarized in the attached comment letter.

C: Britta Buys, PBCE

Pbce/002/historic/5-1-02/5-10-02 agenda